



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Oakdale Grove, Shipley, BD18

£395,000 Freehold

Five Bedroom Detached

EPC Rating: D

**Martin & Co Saltaire**  
1 Daisy Place • • Saltaire • BD18 4NA  
T: 01274589132 • E: saltaire@martinco.com

**01274589132**  
<http://www.martinco.com>





Oakdale Grove  
Bradford  
BD18

Key features:

- Stunning Five Bedroom Detached
- Three Bathrooms
- Gas Central Heating
- Open Views
- Alarm System
- Integral Garage
- Landscaped Garden
- Perfect Family Home



Why you'll like it

Stunning Five Bedroom Detached Family Home occupying an exclusive cul-de-sac setting with panoramic views across the Bradford and Aire Valley. Benefitting from; Three Bathrooms, Integral Garage & Modern Finish throughout. Viewing is essential!

This magnificent five bedroom modern detached home is located in a private cul-de-sac and has expansive views of the Bradford and Aire Valley. The three-story, roomy building has gas central heating, upvc double glazing, and an alarm system.

Situated in a cul-de-sac position close to the heart of Wrose Village where you will find an abundance of amenities including Co-op, various takeaways, public houses, laundrette and post office. Low Ash Primary School is within walking distance and just a five minute drive is Shipley Centre which offers a Train Station and Bus Station to give access to the surrounding areas along with the wider rail network

LOUNGE 13' 9" x 10' 9" (4.2m x 3.3m) Modern pebble effect electric fire, carpet flooring and window to the front

KITCHEN/DINER 17' 0" x 15' 8" (5.2m x 4.8m) Stunning modern fitted kitchen with ample wall and base units. Ample space for a family dining table

and upvc french doors leading to rear garden providing ample natural light

CLOAKROOM WC with hand basin, built in store cupboard and radiator.

UTILITY ROOM 7' 6" x 6' 10" (2.3m x 2.1m) Stainless steel sink unit, plumbing for dryer and access to integral garage

BEDROOM ONE 14' 1" x 12' 5" (4.3m x 3.8m) Spacious double bedroom with laminate wood flooring and two windows providing ample natural light

BEDROOM TWO 11' 11" x 7' 0" (3.65m x 2.15m) Good sized double bedroom with laminate wooden flooring and window to the rear providing stunning views

BEDROOM THREE 11' 11" x 10' 9" (3.65m x 3.3m) Good sized bedroom with carpet flooring and window to the rear providing stunning views

BEDROOM FOUR 9' 10" x 7' 2" (3m x 2.2m) Good sized fourth bedroom with carpet flooring

BATHROOM Stunning modern family bathroom comprising; WC, hand wash basin, bath and shower cubicle. Part tiles walls and window to the side

BEDROOM FIVE 14' 1" x 16' 0" (4.3m x 4.9m) Large double bedroom with two Velux skylights and laminate wood flooring

ENSUITE 9' 10" x 7' 0" (3m x 2.15m) Three piece modern white suite comprising panelled bath, WC, vanity sink unit, part tiled walls and radiator.

TO THE OUTSIDE To the outside of the property there is a driveway leading to single garage and a landscaped garden to the rear overlooking and adjoining playing fields and parkland

